

A VENDRE

IMBRINGEN

1 985 335 €



Référence : 1233
Surface : 400.00 m2
Chambre(s) : 5
Disponibilité : A convenir
Indice énergétique : **B**
Indice GES : **Non disponible**



Ferme

12 minutes from Luxembourg-Kirchberg (Lux-Expo), in Imbringen (municipality of JUNGLINSTER), unique opportunity: 19th century farmhouse (classified as national monument) totally renovated with taste on land (12 ares, 1200sqm).

Total Surface: about 400sqm
Living Surface: 260sqm
Plot: 1200sqm (12 ares)

Renovated farm (delivered finished without fitted kitchen) 260sqm 5 bedrooms (23sqm, 21sqm, 17sqm, 15sqm, 15sqm), one with dressing room, 1 study (16sqm), 3 bathrooms, garage 2 cars plus outdoor car parks.

Possibility of acquiring additional indoor car park(s) in the adjacent "Um Haff" residence.

Strong points :

- Unique opportunity: farm classified national monument, totally renovated to the high standing levels
- Generous ground of 12 ares oriented north-west
- Beautiful views of fields and nature
- 5 large bedrooms (23sqm, 21sqm, 17sqm, 15sqm, 15sqm), plus a study (16sqm)
- 3 bathrooms
- 8 minutes from Junglinster, 12 minutes from Luxbg-Kirchberg, 15 minutes from Mersch
- Alarm system, internet installation in each room, spotlights included, triple glazing, controlled mechanical ventilation
- Custom built main door and interior doors
- Registration tax calculated on existing construction and land
- Partially recoverable VAT on certain renovation works (subject to the prior authorisation of the VAT authority)

The sale price includes the acquisition of the property (house to renovate + land), classified as a national monument, as well as the project authorised by the competent authorities, including the National Sites and Monuments Service. Are included :

- Architect's plan and permission to build
- Total renovation according to specifications drawn up by the developer DK-Promotion
- The development of the surroundings of the farm

The agency commission is included in the price displayed, payable by the seller. For further information do not hesitate to contact us directly.

Situation:
The village of Imbringen is located in the municipality of Junglinster, 8 km north-east of Luxembourg-Kirchberg, a few minutes from Stafelter between Eisenborn and Bourglinster. Ideally located for the city dweller seeking calm in natural and rural environment.

- Very calm zone
- 8 minutes from Junglinster and all shops
- 12 minutes from Luxembourg-Kirchberg, 17 minutes from Luxembourg city center
- 15 minutes from Mersch
- 8 minutes from Lorentzweiler and the motorway network

Caractéristiques

- Bedroom(s) : 5
- Surface : 400.00 m²
- Reference : 1233
- Year of construction : 1876
- kitchen
- Living room
- Entrance hall
- Office
- 3 Bathroom(s)
- Gas heating
- Floor heating
- Alarm
- Garden
- Terrace : 20 m²
- Triple glazing
- Vmc double flow
- Cellar
- Garage : 2s
- Parking lots : 4



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